

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

WEDNESDAY, SEPTEMBER 15, 2010

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM  
Government Center  
1<sup>st</sup> Floor

**Commissioners Present:** Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

**Commissioner Absent:** Cliff Keirce, Dulles District.

**Staff Present:** Ron Brown, Assistant County Attorney; John Merrithew, Assistant Director of Planning; Planners: Judi Birkitt, Stephen Gardner, Marchant Schneider; Hector Martinez, Building and Development; Nancy Bryan, Recording Secretary.

### I. DISCLOSURES

1. Mr. Ruedisueli responded to one of the e-mail exchanges received from the Kirkpatrick Farms Community.
2. Ms. Maio had a telephone conversation on 9/10/10 with Mark Tate representing the Fox Gate development.
3. Ms. Robinson had a couple of e-mails and calls with Sara Howard-O'Brien in the last couple of days to discuss transportation and pedestrian crossing.
4. Mr. Klancher had a meeting prior to the 9/15/10 public hearing with a neighbor of the Fox Gate application and their counsel to discuss their views on the application.
5. Ms. Syska had e-mails and a phone conversation with Mark Tate regarding the Fox Gate application.

### II. PUBLIC HEARING ITEMS

1. **DOAM 2010-0001, PROPOSED AMENDMENTS TO THE FACILITIES STANDARDS MANUAL**

#### **PUBLIC COMMENT:**

1. **Lori Kimball, Member, Loudoun Preservation Society**

The Planning Commission forwarded DOAM 2010-0001, Proposed Amendments to the Facilities Standards Manual, Chapters 4, 7, and 8 as an Attachment to the Staff Report, to the Board of Supervisors with a recommendation of approval.  
**(8-0-1, Keirce absent).**

The Planning Commission recommended that the Board of Supervisors undertake a study which would provide for implementation of Phase 2 and Phase 3 Archeological Surveys, in the event that the Phase 1 yields promising results, and find a proper location in the County documents in which to amend to find a home for it.  
**(8-0-1, Keirce absent).**

**2. CMPT 2010-0005, T-MOBILE NORTHEAST**

**NO PUBLIC COMMENT.**

The Planning Commission approved CMPT 2010-0005, T-Mobile Northeast, subject to the plat dated November 13, 2009, revised through August 17, 2010, prepared by Compass Technology Services, and based on the Findings contained in the September 15, 2010 Staff Report, and forwarded the application to the Board of Supervisors for ratification. **(8-0-1, Keirce absent).**

**3. SPEX 2010-0010, BROAD RUN CONTRACTING – DULLES TRADE CENTER WEST LOT 12**

**NO PUBLIC COMMENT.**

The Planning Commission forwarded SPEX 2010-0010, Broad Run Contracting – Dulles Trade Center West Lot 12, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated September 15, 2010, and with the Findings contained in the September 15, 2010 Staff Report.  
**(8-0-1, Keirce absent).**

**4. ZCPA 2010-0002, KIRKPATRICK FARMS – LUNETTE HOUSE**

**PUBLIC COMMENT:**

- 1. Maurice Avren, Kirkpatrick Farms resident**
- 2. Rikesh Deorajh, Kirkpatrick Farms resident**
- 3. Lesley Edwards, Round Hill resident, preservationist**
- 4. Lori Kimball, Member, Loudoun Preservation Society**
- 5. Jeff Ross, Kirkpatrick Farms resident**
- 6. Keith Goughan, Kirkpatrick Farms resident**
- 7. Dexter Kirkpatrick, Kirkpatrick Farms resident**
- 8. Scott Gustavson, Board Member, Loudoun Habitat for Humanity**
- 9. Eric Musick, Kirkpatrick Farms resident**
- 10. Lester Gilley, Kirkpatrick Farms resident**
- 11. David Anderson, Kirkpatrick Farms HOA**

The Planning Commission forwarded ZCPA 2010-0002, Kirkpatrick Farms – Lunette House to a worksession for further discussion. **(8-0-1, Keirce absent).**

The Planning Commission advised the Zoning Department, Health Department, and Building and Development Department of the potentially unsafe situation at the property where the Lunette House is located and that they take appropriate measures to advise

the applicant on what needs to be done at the earliest opportunity to secure the property so that it is safe for the community. **(8-0-1, Keirce absent)**.

**5. ZMAP 2010-0001, SPEX 2010-0003, HS-7, DULLES SOUTH HIGH SCHOOL AND FUTURE ELEMENTARY SCHOOL SITE, GOSHEN ROAD ASSEMBLAGE**

**PUBLIC COMMENT:**

**1. Barbara Munsey, South Riding resident**

The Planning Commission forwarded ZMAP 2010-0001, SPEX 2010-0003, HS-7, Dulles South High School and Future Elementary School Site, Goshen Road Assemblage to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated September 7, 2010, and Proffer Statement dated August 2010, to include those revisions recommended by Zoning Administration and the County Attorney's Office, and with the Findings contained in the September 15, 2010 Staff Report. **(8-0-1, Keirce absent)**.

**6. ZMAP 2008-0004, SPEX 2008-0023, FOX GATE**

**PUBLIC COMMENT:**

- 1. Stephanie Smith, South Riding resident**
- 2. Michael Gleasman, Member, Pleasant Valley United Methodist Church**
- 3. Reverend Justin White, Pastor, Pleasant Valley United Methodist Church**
- 4. Bill Walden, Chairman, Church Council, Pleasant Valley United Methodist Church**
- 5. Cecilia Taylor, Loudoun County resident; member and employee of Pleasant Valley United Methodist Church**
- 6. Joe Conradi, Member, Pleasant Valley United Methodist Church**
- 7. Tom Skypek, Member, Pleasant Valley United Methodist Church**
- 8. Ben Tompkins, Land Use Attorney, Reed Smith, Representative for MC Dean**
- 9. Sara Helmke, South Riding resident, Member, Pleasant Valley United Methodist Church**
- 10. Sam Barnum, Member, Pleasant Valley United Methodist Church**
- 11. Jeffrey Salmon, President, South Riding Proprietary**
- 12. Andrew Painter, Land Use Attorney, Representative for EG Development**
- 13. Thomas McKay**

The Planning Commission forwarded ZMAP 2008-0004, SPEX 2008-0023, Fox Gate to a Planning Commission worksession for further discussion. **(8-0-1, Keirce absent)**.

Items for further discussion include policy issues; an improved design incorporating Pleasant Valley United Methodist Church; creation of a better hotel entrance; relocation of the bank; demonstration that the bus turn-around works; relate to neighbors to the south; exclude hotel from the retail count; retail issues; transportation; removal of the commuter lot; tree conservation and buffers; open and civic spaces; road issues, i.e., East Gate View Drive should be the front door; distance from Tall Cedars to Pleasant Valley; classification of activities that count as retail.